



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: February 22, 2005

Department: Zoning, Building and Planning **Staff Contact:** Catherine VerEecke, Program Planner

TITLE: PUBLIC HEARING: Amendment to the Westland Master Plan Land Use/Zoning Map
(SPR-40005)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

Resolution # _____

SUMMARY:

At the January 12, 2005 public hearing, the County Planning Commission voted (7-0) to recommend approval of the request to amend the Westland Master Plan Land Use/Zoning Map. This request is to change the land use designation of a 120 acre tract of land from Residential (5.5 average dwelling units per acre) to Neighborhood Commercial, Highway Commercial, and Residential (15 dwelling units per acre) located north of I-40 and east of Paseo del Volcan. The decision was based on three (3) Findings. The Westland Master Plan was adopted by the Board of County Commissioners on July 7, 1997.

The County Planning Commission's decision was based on the fact that since the Westland Master Plan was adopted, the general vicinity of I-40 and Paseo Del Volcan has begun to change, including the commencement of large-scale industrial development along Paseo del Volcan and the need for additional commercial development nearby the interchange and along Paseo del Volcan. This request seeks to make the Westland Master Plan Land Use and Zoning Map to the west of the municipal limits more consistent with existing and planned future residential and commercial development in the area. The proposed commercial land use/zoning designations more appropriately characterize the current conditions and development trends for the site and its vicinity, and the Residential 15 du/acre land use will provide a transition between the proposed commercial uses and the medium density uses that are designated for the area to the east of the subject site.

ATTACHMENTS:

Page

- | | | |
|----|---|---|
| 1. | County Planning Commission Notice of Decision Letter (January 14, 2005) | 3 |
| 2. | County Planning Commission Information Packet | 5 |
| 3. | Land Use Designation Map (Commissioners Only). | |

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval